

112.0

0003

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

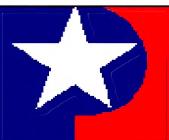
761,800 / 761,800

USE VALUE:

761,800 / 761,800

ASSESSED:

761,800 / 761,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
24		PHILEMON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: DONAHUE ROBERT D &amp; CHARLEEN E

Owner 2: TRS/ DONAHUE FAMILY TRUST

Owner 3: OF 2013

Street 1: 24 PHILEMON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: DONAHUE ROBERT D JR-ETAL -

Owner 2: DONAHUE CHARLEEN E -

Street 1: 24 PHILEMON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 12,403 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1413 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12403		Sq. Ft.	Site		0	70.	0.64	6									554,465						554,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12403.000	207,300		554,500	761,800		71022
							GIS Ref
							GIS Ref
							Insp Date
							11/30/18

Residential

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USE VALUE:

761,800 / 761,800

ASSESSED:

761,800 / 761,800

!8672!

PRINT

Date

Time

12/10/20

23:13:12

LAST REV

Date

Time

09/04/19

10:50:42

apro

8672

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,300	0	12,403.	554,500	761,800	761,800	Year End Roll	12/18/2019
2019	101	FV	201,400	0	12,403.	546,500	747,900	747,900	Year End Roll	1/3/2019
2018	101	FV	201,400	0	12,403.	419,800	621,200	621,200	Year End Roll	12/20/2017
2017	101	FV	201,400	0	12,403.	396,000	597,400	597,400	Year End Roll	1/3/2017
2016	101	FV	201,400	0	12,403.	364,400	565,800	565,800	Year End	1/4/2016
2015	101	FV	200,400	0	12,403.	340,600	541,000	541,000	Year End Roll	12/11/2014
2014	101	FV	200,400	0	12,403.	313,700	514,100	514,100	Year End Roll	12/16/2013
2013	101	FV	200,400	0	12,403.	313,700	514,100	514,100		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONAHUE ROBERT	61223-58		2/19/2013	Convenience		1	No	No	
	12651-74		6/19/1974		41,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2018	1448	Redo Bat	9,800	C				
8/4/2014	951	Re-Roof	6,300		8/4/2014			Strip and re-roof.
4/24/2008	389	Redo Kit	22,000			G9	GR FY09	

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
3/3/2009	Measured	189	PATRIOT
3/24/2000	Inspected	270	PATRIOT
2/3/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	19 - Ranch			Full Bath:	1	Rating:	Good	PDAS OF=SINK IN BMT.											
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good												
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Average												
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units: 1											
Color:	GRAY			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Good												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1953	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G10	Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>							
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	No Unit	RMS	BRS	FL	<b>RES BREAKDOWN</b>							
Prim Int Wall:	1 - Drywall			Functional:				1	6	2	1								
Sec Int Wall:		%		Economic:															
Partition:	T - Typical			Special:															
Prim Floors:	3 - Hardwood			Override:															
Sec Floors:		%		Total:	26.4	%													
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>								<b>COMPARABLE SALES</b>							
Subfloor:				Basic \$ / SQ:	95.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:	1			Size Adj.:	1.35000002														
Electric:	3 - Typical			Const Adj.:	0.99989998														
Insulation:	2 - Typical			Adj \$ / SQ:	128.237														
Int vs Ext:	S			Other Features:	89250														
Heat Fuel:	1 - Oil			Grade Factor:	1.00														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	281612				Juris. Factor:	1.00	Before Depr:	128.24							
% Com Wall:		% Sprinkled:		Depreciation:	74346				Special Features:	0	Val/Su Net:	85.91							
				Deprecated Total:	207266				Final Total:	207300	Val/Su SzAd:	187.60							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:		<b>IMAGE</b>					
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 112.0-0003-0003.A			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		16X10	A	AV	2017	0.00	T	1.6	101							
More: N	Total Yard Items:					Total Special Features:								Total:					